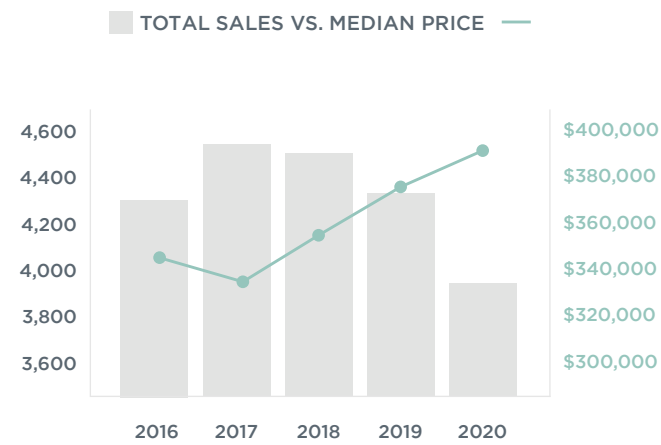


## INSIDE THE PERIMETER MARKET ANALYSIS

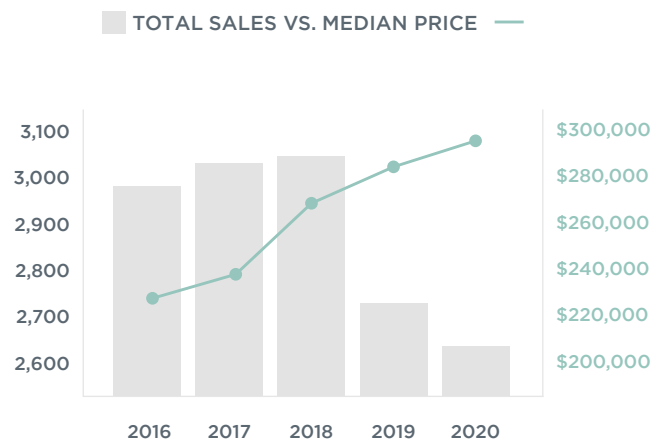


### SINGLE FAMILY



SINGLE FAMILY	2019	%	2020	TREND
Total Sales	4,361	-9.17	3,961	▼
Median Sales Price	\$375,000	4.00	\$390,000	▲
Days on Market	41	12.20	46	▲

### CONDO/TOWNHOME



CONDO/TOWNHOME	2019	%	2020	TREND
Total Sales	2,714	-2.87	2,636	▼
Median Sales Price	\$285,500	4.47	\$298,250	▲
Days on Market	44	25.00	55	▲

### BUCKHEAD

SINGLE FAMILY	2019	%	2020	TREND
Total Sales	436	-8.49	399	▼
Median Sales Price	\$900,000	-2.78	\$875,000	▼
Days on Market	52	23.08	64	▲
CONDO/TOWNHOME	2019	%	2020	TREND
Total Sales	627	-15.63	529	▼
Median Sales Price	\$291,000	-9.97	\$262,000	▼
Days on Market	50	16.00	58	▲

### CITY OF CHAMBLEE

SINGLE FAMILY	2019	%	2020	TREND
Total Sales	111	-25.23	83	▼
Median Sales Price	\$400,000	-0.75	\$397,000	▼
Days on Market	37	-13.51	32	▼
CONDO/TOWNHOME	2019	%	2020	TREND
Total Sales	67	43.28	96	▲
Median Sales Price	\$325,000	22.31	\$397,500	▲
Days on Market	67	22.39	82	▲

### CITY OF DECATUR

SINGLE FAMILY	2019	%	2020	TREND
Total Sales	110	0.91	111	FLAT
Median Sales Price	\$650,750	-6.26	\$610,000	▼
Days on Market	43	-32.56	29	▼
CONDO/TOWNHOME	2019	%	2020	TREND
Total Sales	61	4.92	64	▲
Median Sales Price	\$309,500	4.26	\$322,700	▲
Days on Market	33	63.64	54	▲

### MIDTOWN

SINGLE FAMILY	2019	%	2020	TREND
Total Sales	21	-80.95	4	▼
Median Sales Price	\$865,000	-27.77	\$624,750	▼
Days on Market	41	-12.20	36	▼
CONDO/TOWNHOME	2019	%	2020	TREND
Total Sales	338	-11.83	298	▼
Median Sales Price	\$308,250	2.17	\$314,950	▲
Days on Market	45	13.33	51	▲

### ORMEWOOD PARK & EAST ATL

SINGLE FAMILY	2019	%	2020	TREND
Total Sales	110	-10.91	98	▼
Median Sales Price	\$389,950	4.89	\$409,000	▲
Days on Market	11	254.55	39	▲
CONDO/TOWNHOME	2019	%	2020	TREND
Total Sales	14	14.29	16	▲
Median Sales Price	\$394,460	0.76	\$397,450	FLAT
Days on Market	8	437.50	43	▲

### VIRGINIA-HIGHLAND & MORNINGSIDE-LENOX PARK

SINGLE FAMILY	2019	%	2020	TREND
Total Sales	129	-24.03	98	▼
Median Sales Price	\$864,500	1.33	\$876,000	▲
Days on Market	45	11.11	50	▲
CONDO/TOWNHOME	2019	%	2020	TREND
Total Sales	68	13.24	77	▲
Median Sales Price	\$252,250	16.55	\$294,000	▲
Days on Market	32	43.75	46	▲

### GRANT PARK

SINGLE FAMILY	2019	%	2020	TREND
Total Sales	51	21.57	62	▲
Median Sales Price	\$525,000	-7.90	\$483,500	▼
Days on Market	25	12.00	28	▲
CONDO/TOWNHOME	2019	%	2020	TREND
Total Sales	22	127.27	50	▲
Median Sales Price	\$375,000	9.85	\$411,950	▲
Days on Market	26	92.31	50	▲

### OLD FOURTH WARD

SINGLE FAMILY	2019	%	2020	TREND
Total Sales	28	-28.57	20	▼
Median Sales Price	\$566,000	-3.93	\$543,750	▼
Days on Market	39	-10.26	35	▼
CONDO/TOWNHOME	2019	%	2020	TREND
Total Sales	125	-17.60	103	▼
Median Sales Price	\$266,250	0.66	\$268,000	FLAT
Days on Market	55	-16.36	46	▼

### SOUTHWEST BELTLINE

SINGLE FAMILY	2019	%	2020	TREND
Total Sales	171	-16.96	142	▼
Median Sales Price	\$201,000	23.32	\$247,875	▲
Days on Market	21	133.33	49	▲
CONDO/TOWNHOME	2019	%	2020	TREND
Total Sales	10	-20.00	8	▼
Median Sales Price	\$132,500	-14.34	\$113,500	▼
Days on Market	8	212.50	25	▲

### WESTSIDE

SINGLE FAMILY	2019	%	2020	TREND
Total Sales	328	-7.32	304	▼
Median Sales Price	\$183,000	44.81	\$265,000	▲
Days on Market	34	44.12	49	▲
CONDO/TOWNHOME	2019	%	2020	TREND
Total Sales	118	-10.17	106	▼
Median Sales Price	\$290,000	14.37	\$331,675	▲
Days on Market	31	103.23	63	▲

Nest Realty Atlanta

# HOW'S THE MARKET?

In the middle of every year, we sit down to answer the question we get asked more than any other: "How's the market?" At Nest Realty, we understand the importance of providing our clients with the insight to make confident, informed decisions. One way we achieve this goal is by analyzing extensive amounts of market data and delivering it in a relatable fashion. We are excited to release our 2020 Nest Realty Atlanta Mid-Year Report.

Despite a pandemic, the Atlanta real estate market continues to flourish. Inside the Perimeter, we saw a slight increase in sales prices. Low inventory remains a challenge, especially in entry and mid-price ranges inside a neighborhood or area.

## TRENDS AT A GLANCE

### INSIDE THE PERIMETER - DETACHED HOMES

3,961  
TOTAL SALES

\$390,000  
MEDIAN SALES PRICE

46  
DAYS ON MARKET

Compared to this period last year sales prices have increased by 4%, but sales volume has decreased by about 9%.

### INSIDE THE PERIMETER - ATTACHED HOMES

2,636  
TOTAL SALES

\$298,250  
MEDIAN SALES PRICE

55  
DAYS ON MARKET

Compared to this period last year sales prices have increased by almost 5%, but sales volume has decreased by about 3%.



\*Data courtesy of FMLS as of 7/6/20. All metrics cover the time period from January 1 through June 30 of each year.

For more information and market analysis, visit [nestrealty.com/atlanta/reports](https://nestrealty.com/atlanta/reports)